

CITY OF BEAVERTON

BOARD OF DESIGN REVIEW

FINAL AGENDA

BEAVERTON CITY HALL
COUNCIL CHAMBERS
4755 SW GRIFFITH DRIVE
BEAVERTON, OR 97005

JULY 11, 2002

6:30 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

CONTINUANCES

1. **MONTAROSA TOWNHOMES, 56 UNITS ATTACHED**

The proposed development site is generally located on the east side of SW 155th Avenue, south of SW Beard Road and north of SW Weir Road. The development site is addressed as 9530 SW 155th Avenue and can be specifically identified as Tax Lots 3500 and 3600 on Washington County Assessor's Tax Map 1S1-29DC. The affected parcels are zoned Urban Medium Density (R2) and together total approximately 3.36 acres in size.

A. BDR2002-0037 (Montarosa Townhomes, 56 Units Attached)

(Continued from June 27, 2002)

The applicant requests Type III Design Review approval to construct 56 townhome units housed within 13 separate buildings. Public streets are proposed as part of the proposed development plan providing connection to SW 155th Avenue and the existing terminus of SW Diamond Street, as well as providing a connection to the abutting property to the south. The Board of Design Review will review the overall design including buildings, landscaping, street layout and site lighting. In taking action on the proposed development, the Board shall base its decision on the approval criteria listed in Section 40.10.15.3.C. of the Development Code.

B. TPP2002-0002 (Montarosa Townhome Subdivision Tree Preservation Plan)

(Continued from June 27, 2002)

Associated with the Montarosa Townhome project is a separate request for Tree Preservation Plan (TPP) approval. The proposed application for TPP will affect two existing groves of trees identified by the City's Tree Inventory as Significant Groves G-80 and G-82. The proposed development plan would remove trees considered part of groves G-80 and G-82 while retaining others. The Board of Design Review will review the applicant's tree preservation plan together with the overall design of the associated development. In taking action on the proposed TPP application, the Board shall base its decision on the approval criteria thereof, listed in Section 40.75.15.1.C.3. of the Development Code.

NEW BUSINESS

PUBLIC HEARING

1. **BDR2002-0002 - CEDAR HILLS CROSSING REDEVELOPMENT**

The applicant requests Type III Design Review approval for the redevelopment of Beaverton Mall (to be renamed Cedar Hills Crossing). Redevelopment of the site is proposed to include an addition and façade changes to the existing structure, the addition of new retail pads within the existing parking lot, a street connection extending SW Hall Boulevard to SW Hocken Avenue along the western property line of the subject site, and related modifications. In addition, the applicant requests a modification to the loading berth standard for the existing GI Joe's and for a proposed retail pad. The Board of Design Review will review the overall design of this request including buildings, landscaping, street and parking lot layout, and lighting design. In taking action on the proposed development, the Board shall base its decision on the approval criteria listed in Section 40.10.15.3.C. The subject site is generally located on the west side of SW Cedar Hills Boulevard, south of SW Jenkins Road, north of SW Dawson Way. The development proposal is located at 3205 SW Cedar Hills Boulevard; Washington County Assessor's Map 1S1-09, Tax Lot 00200; Washington County Assessor's Map 1S1-09DB, Tax Lot's 200 and 300; Washington County Assessor's Map 1S1-09AC, Tax Lot's 15201 and 15300. The affected parcel is zoned Community Service (CS) and is approximately 36 acres in size.

APPROVAL OF MINUTES FOR JUNE 13 AND 27, 2002

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.